

Saint-Aygulf - Pieds dans l'eau at the harbor and sandy beach

Price : € 1.095.000

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|----------------------------|-------------------------------------|----------------------------------|----------------------------------|---------------------|
| Rooms : 7 | Bedrooms : 5 | Bathrooms : 3 | Sqft : 120 m ² | Type : House |
| Views : Sea, Harbor | Land Area : 90m ² | Reference ID : 2251 / 492 | | |

Unique! Beautifully situated with amazing and panoramic sea and harbor views, this "Pieds dans l'eau" is situated "on" the harbor and the sandy beach of the blue Mediterranean in Saint-Aygulf. With this romantic villa (build early 20th century and well modernized during the years). A berth, length of 7 meter, with a boat is been sold as well (€ 15.000 euro).

The property consists of 3 levels with at the lowest level by the sea, a garage / boat house. The entrance to the villa is located on the street level, through a beautifully landscaped patio. The villa offers a lot of privacy and the layout is as follows: Entrance on street level via lockable gate, patio with beautiful shady trees, a 'plonge pool', entrance to the guesthouse and entrance to the villa.

Villa: Modern kitchen, toilet and first bathroom with shower, first bedroom, spacious L-shaped living room with fireplace corner and, at the garden-side, the second bedroom with patio doors to the garden. The dining room and lounge, both towards to the sea, have patio doors to the terrace of about 70m², with amazing sea and harbor views. Here are several seats where you can relax and watch the beautiful Méditerranée, the Esterel Mountains in the distance, or follow the activities in the harbor. The upper floor can be reached through the patio with a dressing, a spacious third bedroom with doors to the terrace, also located on the sea side, with several seats and a jacuzzi.

On this floor you will also find the second bathroom with shower, a separate toilet, a kitchenette and several storage rooms. The guesthouse has its own entrance, living room with kitchen area, bathroom with shower and toilet and on the floor a bedroom and storage space. Both the villa and the guesthouse are equipped with air conditioning.

The total living surface is approximately 150 m²; Through the slope of the roofs there are officially approximately 120 m² measured. The terrain of about 400 m², is completely fenced and has a private access to the port, the beach and the sea.

Shops and restaurants are within walking distance, Nice airport or Toulon / Hyeres are both within 1 hour. To make an appointment to see the property, please contact our office.

Features :

| | | | |
|------------------|----------------|-----------------|------------------|
| Air-conditioning | Double glazing | Caretaker house | Outdoor lighting |
| Alarm system | | | |

Area`s:

| | | | |
|---------------------------|-----------|-----------|-----------------------|
| 2 Living room/dining area | 2 Kitchen | 4 Bedroom | 3 Bathroom / Lavatory |
| 1 Studio | 1 Cellar | 2 Terrace | 1 Veranda |
| 1 Land | 1 Land | 1 Garage | |

Nearby:

| | | | |
|----------------------|--------------------------|----------------------|--------------------------|
| Bus (200 metres) | Shops (200 metres) | Beach (100 metres) | Town centre (900 metres) |
| Park (500 minutes) | Supermarket (900 metres) | Sea port (5 metres) | Golf (10 minutes) |
| Airport (50 minutes) | Sea (10 metres) | Highway (10 minutes) | |

Energy - Conventional consumption Class : E
Energy - Emissions estimate Class : B
Land Value Tax : 1.202 € / year
Housing Tax : 1.380 € / year

Energy - Conventional consumption : 300 kWh/m².year
Energy - Emissions estimate : 9 kg éqCO₂/m².year

See more

<https://azurpavillon.com/real-estate/listing/saint-aygulf-pieds-dans-leau-at-the-harbor-and-sandy-beach-1792480>